Bill Garrett Davidson County
Batch# 97748 DEEDWARR
05/29/2018 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $784.40
20180529-0051132

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0390

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson (TRS)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2018

Notary Public
Commission Expires: 9/10/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emad Rizk Emma Rizk 5120 Sunsail Drive Antioch, TN 37013	Farmington Mortgage 2002 Richard Jones Rd #300A Nashville, TN 37215	151-09-0B-177.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melinda Caldwell and a reserved life estate to Linda Caldwell nka LindaCaldwell Welborn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emad Rizk and Emma Rizk, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Final Plat of Phase 3, Lakeside Cove At Percy Priest of record in Plat at Instrument No. 20060825-0105210, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jim Caldwell and Linda Caldwell by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070320-0033714 Register's Office for Davidson County, Tennessee, dated March 16, 2007 and recorded on March 20, 2007.

Being the same property conveyed to Linda Caldwell by Quitclaim deed from Jim Caldwell of record in Instrument No. 20080903-0090146 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 3, 2008.

Being the same property conveyed to Melinda Caldwell and a reserved life estate to Linda Caldwell by Quitclaim deed from Linda Caldwell of record in Instrument No. 20091130-0109483 Register's Office for Davidson County, Tennessee, dated November 5, 2009 and recorded on November 30, 2009.
Linda Caldwell having since married and is now known as Melinda Caldwell Welborn. Subject property not having been the primary residence of the spouse of Melinda Caldwell Welborn.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5120 Sunsail Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of March, 2018.

Melinda Caldwell

Melinda Caldwell

Linda Caldwell Welborn by Melinda Caldwell, as Attorney in Fact

Linda Caldwell Welborn by Melinda Caldwell, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Melinda Caldwell

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of March, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of March, 2017, before me personally appeared **Melinda Caldwell,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Caldwell Welborn** and acknowledged that she executed the same as his free act and deed for the purposes herein contained by virtue of that General Durable Power of Attorney recorded in I, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of March, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020